LA RONGE

BASIC PLANNING STATEMENT

April , 1986

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INTRODUCTION

1. The Objectives of the Basic Planning Statement

This Basic Planning Statement has been prepared under Saskatchewan's new Planning and Development Act, 1983. The revised Act provides two types of statutory plans - Development Plans and Basic Planning Statements. Previously, there had been only one type of statutory plan, the Municipal Development Plan, which comprised both a policy statement and the zoning controls. La Ronge had a Municipal Development Plan adopted in 1979. To update that plan, it was decided to prepare a Basic Planning Statement.

A Basic Planning Statement is essentially a statement of a municipality's objectives to manage future land use and development within its boundaries. While background analysis is not required, a background analysis document has been prepared for La Ronge as a separate document.

More specifically, a basic planning statement will:

1. serve as a framework to guide the municipality in making decisions on applications for zoning bylaw amendments;

2. identify matters of concern affecting the use and development of land in the municipality;

3. establish objectives and outline policies for the future development of the municipality; and

4. contain a statement of the objectives to be achieved by a zoning bylaw.

This Planning Statement comprises a number of sections. Sections 1 to 6 deal with: General Social and Economic Development; General Land Use and Circulation; Residential Land Use and Housing; Commercial Land Use; Industrial Development; and Parks and Open Space. Each section discusses the issues, objectives and policies associated with each type of development. Section 7, Implementation, deals with specific implementation techniques including flood plain zoning, annexation and performance standards.

2. The Objectives of the Zoning Bylaw

Zoning is the major technique available to a community to manage the use of land. It is especially effective when used in conjunction with policies on land use which provide guidance for the development of the form of the community.

Zoning should achieve a number of objectives in the area of land use management. These objectives include the following:

1. To establish a system for Council for managing and controlling the development of land;
2. To implement the land use recommendations of the Basic Planning Statement;
3. To separate potentially conflicting land uses;
4. To designate areas for future development, based on the growth requirements of the community and the suitability of land for development;
5. To establish basic site development criteria: lot size, parking standards, front, side and rear yards, etc.;
6. To avoid the development of lands which are unsuitable for development.

DEVELOPMENT OBJECTIVES AND POLICIES

1. General Social and Economic Development for La Ronge and Region

.1 Concerns

a) The depressed economic conditions of the past three years and attendant social costs;

b) Over reliance of the economic base of the Town on the government sector;

c) Excess urban infrastructure and associated operations costs;

d) Goods and services provided by southern communities at the expense of re-supply from La Ronge;

e) Low level of participation of the local and regional labour force and businesses in resource development in the north;

f) Need for common purpose, objectives and co- operation between the three La Ronge communities.

.2 Objectives

a) To diversify the economic base of the region and the community;

b) To encourage economic development in all sectors;

c) To develop the regional centre function of the La Ronge area in conjunction with the development of northern Saskatchewan;

d) To improve the quality of life of La Ronge residents.

.3 Policies

a) La Ronge will continue to seek economic development in all sectors of the economy through its promotional and lobbying efforts and by fostering an attractive and liveable community;

b) La Ronge recognizes the aspirations of the native communities which comprise the majority of the population of the north, and will work in harmony with them to achieve mutual objectives, and to provide the services required by these communities;

c) Special attention will be given to those sectors of the economy which promise long- term stability - renewable resources, regional service centre - and which provide the maximum economic and social benefits;

d) La Ronge recognizes that the communities of the Athabasca Region are poorly served in key service areas and will try to assist in providing services in the areas of health, education and business and personal services;

e) La Ronge recognizes its informal function as the regional centre of northern Saskatchewan and will co-operate with other communities in speaking out on regional issues affecting the north.

2. General Land Use and Circulation - Objectives and Policies

.1 Concerns

a) The spread out, extended nature of the Town, with isolated pockets of development separated from key community services;

b) The limited entry points to the Town, and consequent potential for congestion;

c) Public safety along all streets but particularly along Boardman Street, a major approach passing between residential areas and schools;

d) Problems caused by vehicles turning around at the east end of La Ronge Avenue;

e) The possibility of development beyond the limits of the Town which could affect the Town, positively or negatively;

f) Potential utilization of constraint areas - bedrock and muskeg;

g) Potential problems arising from an unsuitable mix of commercial and residential uses in the older part of town;

h) Unrealized opportunities of key waterfront lands.

i) Potential constraints posed by airport operations.

.2 Objectives

a) To improve linkages between the various parts of the Town and with Highway 2.

b) To encourage compatible commercial and residential re-development in the older part of Town;

c) To provide input into potential development beyond the Town's current borders;

d) To continue to orient land development to areas of greatest suitability;

e) To create greater densities and thereby minimize incremental servicing cost;

f) To enhance and upgrade key waterfront areas.

g) To identify more accurately the constraints of airport operations.

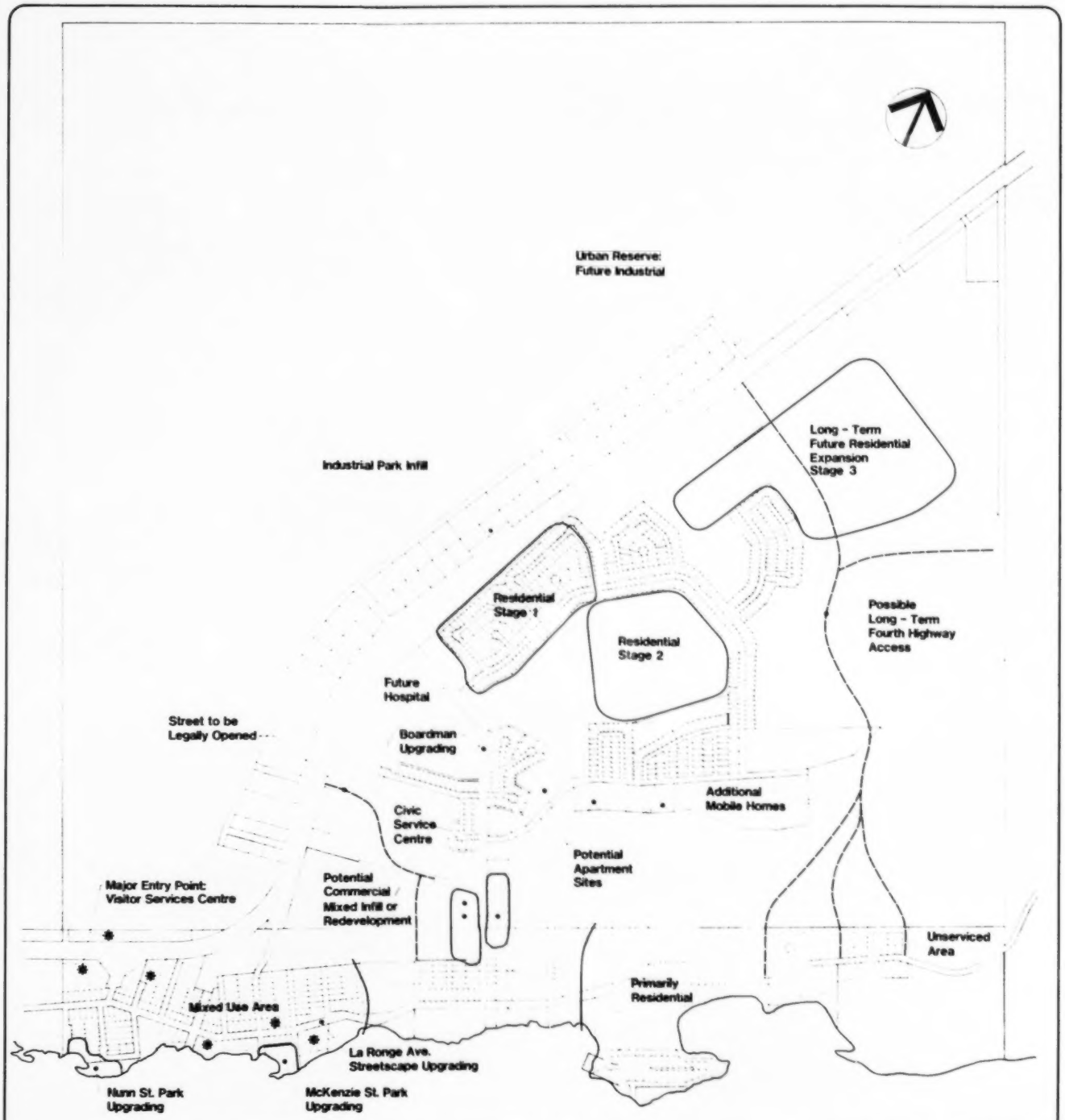
.3 Policies

a) The map designated as 'Policy Plan - Future Development' (Plate 1) will be used as a guideline in making decisions regarding the future growth of the Town.

b) La Ronge will consider short and long term circulation development including, but not limited to the following:

- pathways and boardwalks between living and service areas,
- formal designation of Hildebrand Avenue as a right-of-way and third entry point into town,
- paving of Boardman along with signing of key pedestrian crossings,
- long term creation of a road link from the east end of La Ronge Avenue northwest past the sewage treatment plant to Highway No. 2 near the Elks sports grounds,
- construction of a street linking the upper ends of Olsen, Cuthand and McKenzie Streets;

c) La Ronge will investigate potential uses of the muskeg areas lying between the 'old' and 'new' parts of Town to determine alternate recreational or other uses for these areas;



Policy Plan: Future Development

● Potential Redevelopment Sites

La Ronge Planning Study

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Scale 1:5000

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d) La Ronge will investigate new development techniques regarding development of constraint areas;

e) La Ronge will continue to require thorough site and geotechnical investigations as a condition of issuing development permits, where deemed to be advisable;

f) La Ronge will start to implement the recommendations of The UMA Group 1984 Park Development Study with regard to enhancement of waterfront lands.

f) La Ronge will confirm the extent of the constraints imposed by airport operations, including noise considerations and airport zoning surfaces, and relate these to the northeastward development of the Town.

3. Residential Land Use and Housing - Objectives and Policies

.1 Concerns

a) A few pockets of inadequate or obsolete housing.

b) Potential residential/commercial conflicts where residential areas abut commercial areas, especially along La Ronge Avenue West.

c) A few remaining unserviced areas.

d) The relatively high costs of servicing spread out areas.

e) An increasing number of senior citizens with their own specialized housing needs.

f) The number of excess housing units.

.2 Objectives

a) To ensure that all residents of La Ronge are adequately housed.

b) To ensure a range of housing types to meet the needs of all citizens of all age groups and backgrounds.

c) To ensure that residential areas are free of incompatible uses and of hazardous and annoying traffic.

d) To minimize servicing costs through compact development at densities acceptable to residents.

e) To upgrade basic services to unserviced areas where it is economical to do so.

.3 Policies

The Town of La Ronge will:

a) Encourage an active, affordable public housing program in conjunction with the local Housing Authority and Saskatchewan Housing Corporation.

b) Attempt to integrate and disperse public housing throughout the residential areas of the community in future decisions on public housing locations.

c) Encourage the provision of senior citizens' housing in locations which are most suitable and desirable to older people. Important considerations in locating senior citizens' housing are: proximity to commercial, community, religious, medical and health services, proximity to family and friends, and closeness to the lake.

d) Designate a number of potential sites for seniors' housing in advance of actual development.

e) Maintain a degree of flexibility along La Ronge Avenue West and the adjacent cross- streets in the zoning of land for residential or commercial purposes. A number of parcels along La Ronge Avenue may be suitable for either low or medium-density residential or commercial use. The marketplace, the impact on residential areas and the needs of downtown commercial space should be considered in any rezoning applications here. Also, it would be advisable to rezone residential to commercial only if the adjacent site already is under commercial zoning.

f) Consider the costs and benefits of a street by street tree planting program in residential areas.

g) Continue to ensure an adequate inventory of lands suitably serviced and zoned for medium density residential housing. The Town will consider the compatibility of medium and low density housing in any rezoning applications to increase density.

h) Continue to regard mobile home areas as an integral part of the Town's residential environment, with appropriate zoning and development standards.

i) Work with and co-operate with the appropriate government agencies to ensure the optimal utilization of current excess housing for such purposes as public housing, students' housing, and other special needs.

j) Provide for special forms of housing such as hostels, group homes and/or transient housing within the zoning bylaw, with a certain amount of discretion as to location so as to avoid any local conflicts and maintain proximity to essential services.

l) Explore ways and means of providing appropriate services to currently unserviced areas.

4. Commercial Land Use

.1 Concerns

a) The somewhat extended nature of the commercial area, not only downtown but also along the highway.

b) Localized inadequate parking in the downtown area.

c) Inappropriate, overly stringent development standards in the previous Municipal Development Plan's C2 district, with respect to permitted uses, minimum lot size, and other development standards.

d) Some remaining older buildings in the downtown which detract from the general attractive appearance of the downtown.

e) Potential residential/commercial conflicts in and near downtown.

.2 Objectives

a) To provide and create an attractive, exciting and functional commercial core area.

b) To strengthen the existing downtown core.

c) To make the most efficient use of undeveloped and under-developed lands within the downtown areas.

d) To encourage compatible residential development near or within the downtown area.

e) To provide for commercial and/or highway commercial uses along Highway No. 2.

.3 Policies

The Town of La Ronge will:

a) Encourage business people to provide attractive facilities, recognizing the importance of tourism to La Ronge's economy, and the importance of an appealing and functional downtown to attract and satisfy tourists and travellers.

b) Continue to identify areas of parking need, areas of parking lot potential development and the costs of such development.

c) Implement the Parks and Recreation Development Plan with respect to the highly visible McKenzie Street Park and Town Park areas.

d) Encourage the demolition of the few remaining run-down structures.

e) Encourage the infill or redevelopment of vacant and under-utilized properties, recognizing that the market place may be the most effective determinant of re-development. An option is for the Town to purchase derelict or vacant properties, clear them and put them back on the market.

f) Encourage the continuation of highway commercial uses along Highway No. 2, through the administration of appropriate zoning mechanism.

5. Industrial Land Use and Development Objectives and Policies

.1 Concerns

a) The need to provide adequate, suitably zoned and serviced land for industrial purposes.

b) Potential waterfront conflicts resulting from the existence of four lake plane bases.

c) Promotion and accommodation of industrial development.

.2 Objectives

a) To attract and accommodate industrial development for the Town of La Ronge and neighbouring communities.

b) To continue to avoid conflicts between industrial development and residential areas.

c) To continue to recognize the special role of water-based activities in the local and regional economy while ensuring safety and efficiency in waterfront operations.

d) To encourage increased tourist development within the Town boundaries.

.3 Policies

The Town of La Ronge will:

a) Continue to promote industrial development through its economic development committee.

b) Encourage industry to locate or relocate within the industrial park.

c) Promote and encourage tourism development within or near the Town through promotional means and by ensuring an inventory of suitable sites.

d) Regard the land to the north and west of the current industrial park as potential industrial land.

This land would be established as an 'UR' Urban Reserve District to signify its long-term industrial potential.

Rezoning and subdivision of land at the periphery of the existing industrial park for industrial uses should take into consideration both the suitability of the land for development, the long-term expansion needs for industrial land, and conceptual planning of street alignment and lot layouts for expansion of the industrial park.

e) Consider establishing a separate commercial land-use district to accomodate water-based activities such as aviation facilities and boat docks within the zoning bylaw with consideration given to safety regulations.

6. Parks, and Open Space Development

.1 Concerns

a) Development is somewhat disorganized along the 4.7 kms of shoreline.

b) A number of key waterfront areas have not been developed to their potential.

c) Additional active recreation areas are needed.

d) Linkages between parks are not sufficiently developed.

e) Development potential of extensive muskeg areas.

.2 Objectives

a) to provide for future active and passive recreation needs of La Ronge residents.

b) to encourage an attractive and appealing physical appearance to the Town.

c) to provide a balance between natural, park and commercial uses along the shoreline.

.3 Policy

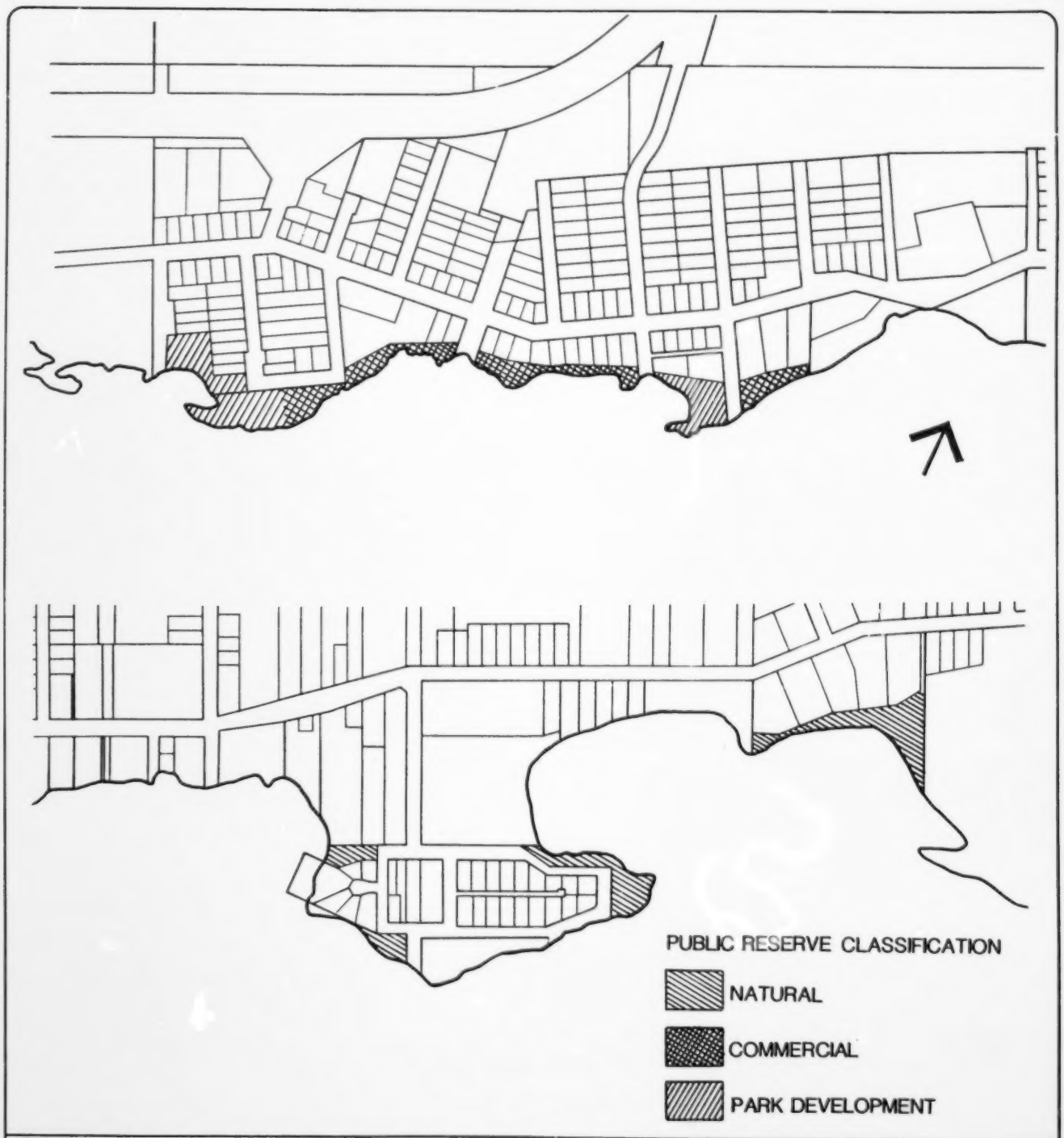
a) The Town supports the Conceptual Master Plan for Park Development as outlined in the 1984 UMA Report in principle, with the exception of the concept of continuous pedestrian linkages along the shoreline.

b) The Town will continue to pursue the acquisition of existing Public Reserve shoreland by the Town. The use of these lands will be controlled through zoning leases and/or ownership in accordance with the following guidelines.

i) a threefold classification of land now in Public Reserve will be created to guide the ultimate use of this land. The classification is as follows: 1) Park Development - upgrading and enhancement of existing parks - Nunn Street and McKenzie Street; 2) potential for commercial and docking facilities - lands currently so occupied or with abutting commercial or commercial zoned activity; 3) Natural - minimal upgrading - trail or docking development;

ii) the classification will affect the existing Public Reserve areas as shown on the accompanying Shoreland Policy - Current Public Reserves.

This classification is shown on Plate 2 and reflects current use of backshore areas adjacent to Public Reserve. The classification will be implemented through zoning, leases and/or ownership.



Shoreline Public Reserve Policy Areas

La Ronge

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7. Implementation

.1 Concerns

a) Potential development beyond the town boundaries which may require town services or affect the Town.

b) The flood-risk of shoreland properties as identified by the FDR program, which may result in property loss.

c) Prevention of development on land which is unsuitable for development by reason of drainage, slopes, bedrock, or organic soils.

.2 Objectives

a) To adjust the Town boundaries to include all development which will affect the Town where such action would be beneficial to the Town.

b) To create a fair and equitable flood plain management system which protects the Town and individuals from loss.

c) To ensure that all land considered for development is suitable.

.3 Policies

a) The Town of La Ronge will evaluate the costs in terms of increased servicing responsibilities against the benefits in terms of increased land use control and taxation revenue in coming to a decision regarding the annexation of the Airport and/or McGibbon Bay to the northeast of the Town.

b) The Town will continue to work with the Department of Urban Affairs and Saskatchewan Water Corporation to establish a realistic flood elevation and control development below that elevation by requiring that land be filled, that flood proofing be undertaken, or that development not be allowed, in order to protect both the Town and private property owners from loss through flood damage.

c) i) Development of any kind will be permitted only in areas which are deemed to be capable of such development.

ii) Where there is some question as to the suitability of land for development, Council will require a geotechnical report prepared and approved by a

Registered Engineer of the Province of Saskatchewan indicating the potential of the area to support development and remedial measures, if any, required to ensure that the natural resource base is not irreparably altered.

iii) The geotechnical report will include at least the following information:

- surface and subsurface materials by depth and type,
- surface drainage patterns,
- topographic mapping,
- capability to support the proposed development,
- proposed remedial measures, if any.

iv) Determination and proof of the suitability of proposed development areas to support the proposed development is the responsibility of the proponent.